



2020: The Year of Change

**Central Texas
Housing Consortium**

ANNUAL REPORT

Message from our Executive Director



Greetings,

We are pleased to report that our noses are above water and we continue to paddle!

This report is dedicated to our 65 employees that kept us going through a very tough year. Like all businesses, we had to make many adjustments as we dealt with the fallout of the pandemic. Our employees continued to work hard and handled the changes calmly and methodically. Everyone understood that our residents still needed us, so they continued to persevere. Our partners graciously helped us adapt programs and services.

Calhoun Square Apartments are almost ready thanks to the diligent efforts of our contractor. In the near future, we will celebrate the completion of these 18 beautiful new apartments in downtown Temple. We are grateful to the many donors who helped us make this dream a reality and look forward to having residents move in soon!

We completed quite a few improvements at our properties despite the difficulty of obtaining some goods and materials.

Wishing all of you a peaceful holiday season and hoping for a better year in 2021.

Sincerely,

Barbara B. Bozon

Barbara B. Bozon, CPA
Executive Director



CTHC BOARD OF COMMISSIONERS



Steve Wolfe
Chair



Linda Angel
Vice Chair

Kathy Brandner



John Cunningham



Patricia
Bogdan-Lawson



Andrew Garcia



Marvin Bell

RESIDENT SERVICES

Due to COVID-19, some of the normal resident activities and programs were cancelled this year; however, many of them were modified by Resident Services staff to provide socialization and some sense of normalcy.



Drive By Graduation Celebration



Annual Fire Prevention Training had to exclude the Fire House Classroom but included masks!



The Community Helped Residents with Needs During Shortages



Hygiene Bags from HOCTIL



Altrusa Care Bags



Donated Face Masks

Toilet Paper Distribution



Diaper Dash





Volunteer
Appreciation
Reception
where masks
were
de rigueur



Virtual Health Fair
included a Facebook page
contest with prizes



Family Pumpkin
Carving Contest held
in lieu of Fall Festival



Halloween was a perfect time for
masks at Rose Hall Wednesday!



GRANTS

Belton Housing Authority

2020 Capital Fund Program	\$299,879
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Temple Housing Authority

2020 Capital Fund Program	\$643,856
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2019 Hill Country Community Action For Weatherization	\$4,250
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2020 Hill Country Community Action For Weatherization	\$8,500
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BBVA Bank For Calhoun Square Renovation	\$7,000
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City of Temple SIZ (Strategic Investment Zone) For Calhoun Square Renovation	\$36,693
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BancorpSouth For Calhoun Square Renovation	\$10,000
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E. Rhodes & Leona B. Carpenter Foundation For Calhoun Square Renovation	\$40,000
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Central Texas Housing Consortium

2020 United Way of Central Texas Community Investment For Move-in Expenses and Rental Assistance due to COVID-19	\$10,000
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CAPITAL IMPROVEMENTS

Belton Housing Authority 11 Projects - \$125,301

Exterior siding and painting

Metal gable replacement

Concrete flatwork

Tree trimming

Sewer permaliner

Temple Housing Authority 61 Projects - \$984,740

Adams Bend	Repaint fence
Autumn Leaves/Ratliff	Landscaping
Chateau	Roof replacement
Frances Graham Hall	French drain in patio area
Golden Haven	Recirculating lines/water heater replacement
Golden Haven	Parking lot and sidewalk work
Golden Haven	Exterior camera system
Golden Haven	Exterior window washing and re-caulking
Jonathan Moore/Crestview	Resurface/reseal parking lots / ADA cut-outs
Kyle	HVAC replacement in Commercial Space 2
Kyle	Window replacement
Raintree	Resurface pool interior, deck and build retaining wall
Temple Office	Replace carpet and tile in south building

FINANCIAL REPORT

Insured Value - \$91,023,111

Combined Statement of Revenues, Expenses and Changes in Fund Net
Assets for the Fiscal Year Ended September 30, 2020

Operating Revenues	
Resident Revenue	5 721 656
Government Operating Grants	2 407 606
Other Revenue	779 451
Total Operating Revenues	8,908,713
Operating Expenses	
Administrative	1 997 213
Resident Services	296 852
Utilities	899 321
Maintenance	2 665 307
General	455 767
Extraordinary Maintenance	349 827
Depreciation	2 410 578
Total Operating Expenses	9,074,865
Operating Income (Loss)	(166,152)
Non-operating Revenues (Expenses)	
Investment Income	167 449
Gain (Loss) on Disposal of Fixed Assets	12 653
Insurance Proceeds	8 918
Extraordinary/Special Items (Net Gain/Loss)	-
Interest Expense	(93 792)
Government & Other Capital Grants	406 242
Total Non-operating Revenues (Expenses)	501,470
Change in Net Position	335,318
Total Net Position - Beginning	31 154 388
Prior Period Adjustments	-
Total Net Position - Ending	31,489,706

Combined Statement of Net Position as of September 30, 2020

Assets

Current Assets

Cash and Cash Equivalents	748 807
Prepaid Expenses	1 020
Investments	9 218 952
Investments - Restricted	122 717
Receivables - Net of Allowance	129 033
Inventories	140 726
Allowance for Obsolete Inventories	(2 553)

Total Current Assets 10,358,702

Non-current Assets

Capital Assets:

Land	772 341
Buildings	64 763 645
Equipment	865 490
Less: Accumulated Depreciation	(44 439 977)
Construction in Process	2 684 999
Net Capital Assets	24 646 498

Total Non-current Assets 24,646,498

Total Assets 35,005,200

Liabilities

Current Liabilities

Accounts Payable	124 861
Accounts Payable - Other Governments	168 090
Accrued Liabilities	415 690
Resident Security Deposits	305 944
Unearned Revenues	60 531
Notes Payable - Current Portion	42 717

Total Current Liabilities 1,117,833

Non-current Liabilities

Notes Payable	2 322 119
Other Long Term Liabilities	75 542

Total Non-current Liabilities 2,397,661

Total Liabilities 3,515,494

Net Position

Net Investment in Capital Assets	22 281 660
Restricted Net Position	592 448
Unrestricted Net Position	8 615 598
Total Net Position	<u>31,489,706</u>
Total Liabilities & Net Position	<u>35,005,200</u>

ACHIEVEMENTS & DONATIONS

Maintained occupancy of 98-99%

Unit turnover - 23% (lowest in over a decade)

Completion of Calhoun Square Apartments renovation

24 employees earned annual Wellness Program bonus

55 employees qualified for the Incentive Plan bonus checks

Received two donated lots on North 5th Street in Temple

Received 199 books for children donated by United Way of

Updated Mission Statement

Work orders completed: THA - 5,053; BHA - 1,689;

Calhoun Square
Apartments



UWCT Book Donation

PLANS FOR FY2021

Adams Bend	Bathroom renovation
Autumn Leaves/Ratliff	Cabinet refinishing
Autumn Leaves/Ratliff	Porch storage
Autumn Leaves/ Crestview/Jonathan Moore/Ratliff	CO/smoke detector installation
BHA Office & Shop	Roof replacement
BHA Public Housing	Bedroom ceiling fan installation
BHA Public Housing & Rural Development	Kitchen updates
BHA Public Housing	CO/Smoke detector installation
Calhoun Square	Renovation completion
Crestview/Jonathan Moore	Exterior painting
Kyle	Electronic lock replacement
Kyle	Water heater replacement
Kyle	Cooling tower replacement
Raintree	Electronic lock replacement
Tembell	Replace 19 HVAC units
THA Public Housing	Replace 65 bathtubs
THA Scattered Sites	Install 12 storage buildings

MISSION STATEMENT

Provide affordable, quality housing and access to supportive resources that promote resident self-reliance and quality of life.

CTHC STATISTICS	
<u>NUMBER OF APARTMENTS</u>	
Belton Housing Authority -	196
Temple Housing Authority -	1,004
TOTAL -	1,200
<u>NUMBER OF RESIDENTS</u>	
Belton Housing Authority -	383
Temple Housing Authority -	1,562
TOTAL -	1,945
<u>HOUSEHOLD DEMOGRAPHICS</u>	
Hispanic	536
Non-Hispanic	1,409
TOTAL	1,945
White	1,296
Black	567
Indian/Alaskan	7
Asian/Pacific Islander	33
Mixed	42
TOTAL	1,945